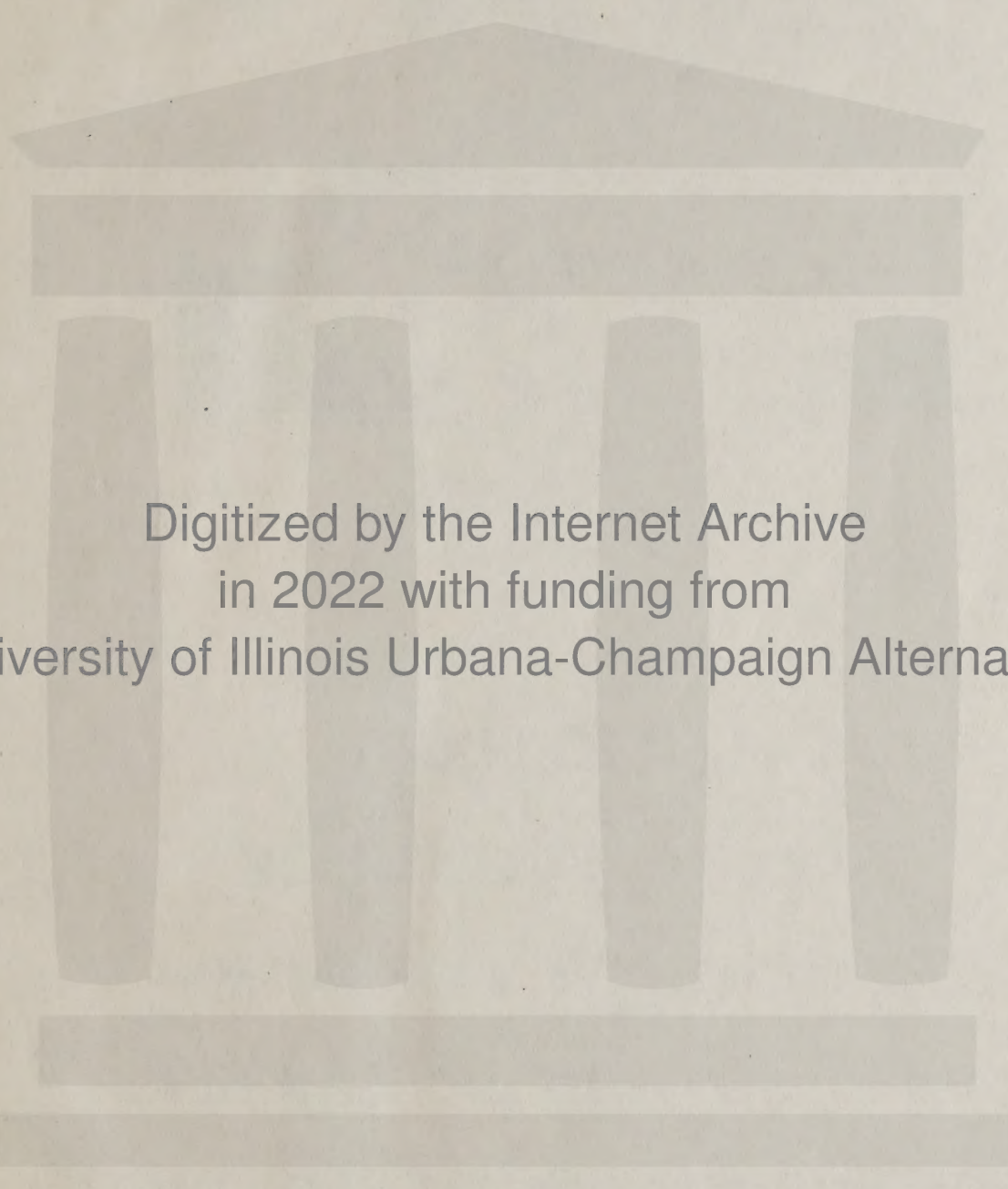


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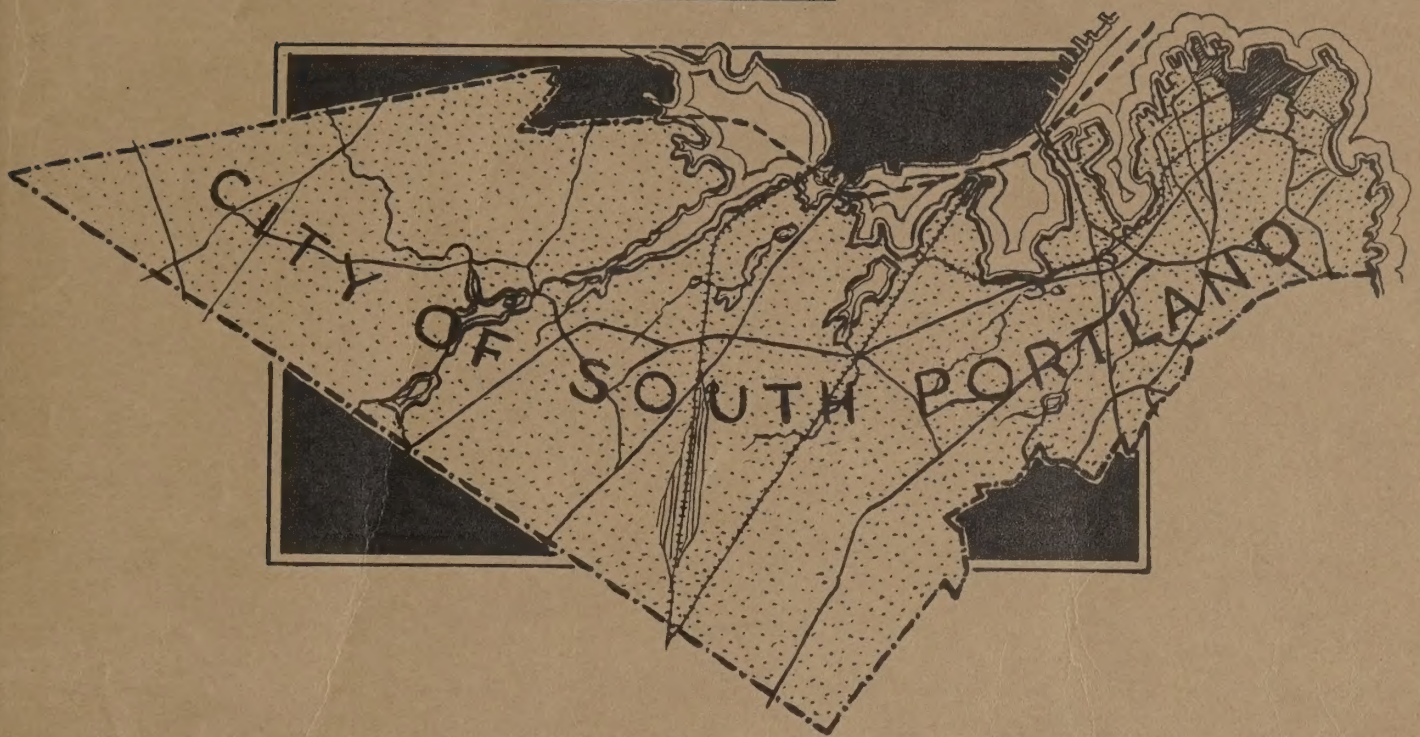


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LONG RANGE RECREATION PLAN

CITY OF SOUTH PORTLAND

MAINE



PREPARED BY

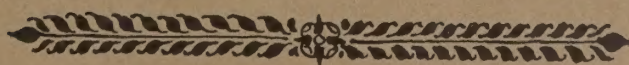
RECREATION DIVISION

COMMUNITY WAR SERVICES

FEDERAL SECURITY AGENCY

UNITED STATES GOVERNMENT

JANUARY 1944



REPORT I

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REPORT I

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FOREWORD

This report has been made possible by the cordial cooperation and assistance of the officials of the City of South Portland.

Acknowledgment and thanks are due to Mr. J. Harold Webster, the City Manager of South Portland, to Mr. Gerald E. Lord, Chairman of the City Council, to Mr. George E. Beal, Superintendent of Schools, to Mr. Daniel F. Mahoney, Principal of the High School, to Mr. Horace S. Jose, Chief of Police, to Mr. Herman C. Kendall, Commissioner of Public Works, and to Judge G. H. Hinckley, all of whom not only assisted in the work but gave much valuable advice.

Thanks are also due to Mr. Alverdo L. Phinney, Mr. Newton R. Elliott and Mrs. Linwood E. Angell who helped very greatly in the compilation of statistics and maps.

Without such whole-hearted cooperation the making of this report would have been very difficult if not impossible, and it augurs well for the success of the recreation development of the City that these officials have such a vital interest in making the launching of the program a success.

INTRODUCTION

LONG RANGE RECREATION PLAN CITY OF SOUTH PORTLAND, MAINE

Prepared by the Recreation Division, Community War Services, Federal Security Agency

November 1943

The Report presented herewith is a long range Recreation plan for the City of South Portland. It is the result of a request made by the City Manager, Mr. J. Harold Webster, to the Recreation Division, Community War Services, Federal Security Agency, for assistance and advice as to the best manner for the city to proceed to obtain parks and playgrounds and to organize a system of properly managed recreation.

The City of South Portland has recognized that adequate facilities for recreation are lacking and that this lack has become more apparent due to the enormous influx of war workers in the shipyards. The City likewise recognizes that the building up of adequate recreation facilities must, to be successful, progress from a long range plan based upon factual data both physical and sociological as well as the ability of the city to provide the necessary funds. Further, it must not only suggest means of providing some recreation during the war period while the population is greatly augmented, but must envisage future growth of the city and probable future needs.

This plan is based on a systematic expansion of park and recreation areas and facilities over a period of twenty years. It must be understood, however, that it will be necessary to review this plan from time to time since over such a period certain modifications will of necessity have to be made to meet changing conditions.

The plan herewith submitted is therefore the first step in the enlargement and improvement of the park and recreation system of South Portland, and it is to be hoped that after due consideration the carrying out of its proposals will be vigorously promoted by the officials and the public of the city.

PART I

SECTION I

Purpose and Scope

The purpose of this study is to set forth a system of recreation areas, buildings and facilities to be developed over a period of twenty years in the City of South Portland, Maine, and to indicate how such properties may be developed so as to be of maximum usefulness.

The study is confined to the corporate boundaries of the City. The following report will take up the development of properties owned at the present time by the City of South Portland and will be followed by a second report which will take up properties which it would be desirable for the City to acquire in order to complete a recreational development in keeping with the size and needs of the present and, as far as can be determined, its future population.

The plan takes into consideration the properties and functions of the public school system since it is assumed that no thoroughgoing plan for public recreation can be prepared without such an inclusive viewpoint.

The report is based on functional design. Functional design refers not only to aesthetic effects but also to the requirements of an organized recreation program under professional leadership.

The standards used have had the endorsement for a good many years in a wide variety of communities. Obviously, unless the principle of such standards is accepted, the carrying out of a long range plan must be difficult and a matter of frequent controversy.

No plan can serve as an infallible guide and, as time goes on and conditions change, this plan will have to be reviewed and brought up to date.

SECTION II

Procedure

The factors taken into account in preparing this plan include the following: physical structure of the city, notably streams, elevations and man-made barriers such as industrial areas, railroads and major highways; city owned property suitable for recreation, distribution and facilities of public schools, street traffic, distribution and trends of population, size and distribution of child population (especially children between the ages of six and fifteen), the goals for South Portland indicated by the application of recognized standards, requirements of a modern organized recreation program and distribution of juvenile delinquency.

General Approach

All recreation and park properties are a means to an end. The end in view is a municipal recreation service based on a thorough knowledge of the recreational interests and needs of the public. This study is primarily concerned with properties related to such a recreation service. However, this does not mean that aesthetics are not considered. No matter how intensive the use of any property, proper planning and maintenance can make and keep it aesthetically attractive.

Land Use

The City of South Portland has been well and carefully zoned for land use and this has been considered in determining uses of existing City Owned property and will be considered in connection with properties recommended for acquisition.

PHYSICAL BARRIERS

- STREETS WHICH HAVE HEAVY TRAFFIC
- CITY LINE
- FACTORIES, BUSINESS & COMMERCIAL ZONES.
- CEMETERIES
- STATE OWNED PROPERTY



PLAN
OF
SOUTH PORTLAND
MAINE

SCALE IN FEET
CITY LINE
DIST. BOUNDARY LINE

Population

Population statistics have been obtained from the U. S. Census Bureau, from the Ration Board of South Portland and from the New England Ship Building Corporation.

Public Schools

According to present day thinking, public schools should not be restricted to the education of children under the school curriculum, but should rather be centers of education, civic and recreational use for adults as well as for children. No long range plan for recreation can be made without reference to the public school system. School buildings should provide indoor recreation for children and adults after school hours, and school yards should be available similarly for outdoor recreation.

"Natural" Neighborhoods

The neighborhood is regarded as an important unit in making the long range plan. Ideally, such properties as playgrounds and indoor recreation centers should be centrally located in each neighborhood. Practically this cannot always be done, since location of public schools, hazards of street traffic, topography and availability of vacant land must be taken into consideration. South Portland is more fortunate than most cities in this respect because the city officials have had the wisdom to start this plan before the growth of the city has advanced so far that many desirable changes would become difficult if not impossible.

Consideration of Factors

This long range plan has thus been evolved by weighing these facts and influences with other considerations. It has been assumed that a reasonable amount of recreation is desirable for every person in the community and that the services and properties for this purpose should be equitably distributed where an ideal solution has been found to be impossible, the next best alternative has been accepted.

SECTION III

Standards

Space devoted to public park and recreation use in a city should afford one acre for each 100 of the population, according to a widely accepted standard. The standards used in this report, which follow, are those arrived at by the National Recreation Association from long experience. They may be supplemented by referring to "Schedule for Appraisal of Community Recreation," prepared by the National Recreation Association. In studying the needs of South Portland for outdoor public recreation, the following standard types of areas have been taken into account.

The Play Lot or Small Children's Playground

These are intended for the use of children of pre-school age. The area is small and should be entirely surrounded with a low fence or hedge. It should have shade trees and benches for the use of parents. A wading pool is desirable as well as a sand box, a low platform for blocks or quiet games and apparatus such as swings, teeters, jungle gym, etc. The area should be at least partly paved to be used for velocipedes and kiddy cars.

The Children's Playground

For children from five to fifteen years of age. For the city as a whole 1 acre for each 1,000 of the population is considered to be adequate. Such an area should be available within not more than half a mile of any child's home, and it should not be necessary to cross any street where traffic is very heavy. Part of the area should be paved and there should be facilities for such games as soft ball, basketball, badminton, volley ball etc.

The Playfield.

An accepted standard for this area is one acre for each 800 of population. A play field should be available within a mile of every home. From 10 to 20 acres is an accepted standard of size. It should have areas for major field games as well as for as many of the minor games as possible. A field house is necessary to provide toilet and shower facilities as well as storage for equipment. Bleachers are desirable for football, baseball and soft ball.

The Recreation Park

This area is intended to bring the country into the city. It is for recreation purposes as well as for the restful contemplation of nature. It does not lend itself to any standardized form of layout and its value lies principally in the effective use of natural features. A large part of such an area should be woodland with some open lawns or meadows, and water features such as lakes and brooks are highly desirable. Roads give access to centers of greatest use or vantage points but should be kept to a minimum. Paths and trails should be provided and occasionally special trails may be desirable for bicycling, or bridle paths for horseback riding. Small areas may be developed for picnicking and for games or sports of various kinds. Boating facilities may be provided and coasting, tobogganing and skiing may be provided in winter. Outdoor theatres are often desirable where the contour of the land makes them possible. Comfort stations and shelters are necessary at points where people congregate in large numbers. Parking facilities should be available near the entrances. Park service buildings are necessary.

Special Facilities

In addition to the above types of recreation areas, cities often acquire areas for specialized types of recreation.

Golf Course

Most of the golf courses established in the past few years have been on areas especially acquired for this purpose. At least 40 to 50 acres are required for a nine hole course, and not less than 100 acres for an 18 hole course. Land of an uneven topography with some woodland is the most suitable. A clubhouse is needed and often tennis courts, a bowling green and putting greens are provided near the club. Considerable machinery, equipment and materials are necessary for upkeep. The accepted standard for municipal golf is one hole for each 3,000 of the population. No golf course has been recommended for the City of South Portland.

Bathing Beach

A bathhouse is required. Playground apparatus and game courts may be provided on or near the beach. Life saving and sports equipment, such as diving boards and floats, are essential.

Athletic Field

This is a specialized type of center intended primarily for highly organized games and sports. It is often constructed at a high school site or may form part of a play field. Seating facilities for spectators should be provided and the field should be enclosed by a wall or fence. Five acres is the minimum size and as much as twenty acres may be needed. A field house

is needed unless lockers, showers and toilet facilities are provided under a permanent grandstand. Maintenance equipment, supplies and space to store them are necessary.

Baseball and Soft Ball Diamonds

The standard for baseball diamonds is one for each 6,000 of the population and for soft ball diamonds one for each 3,000.

Public Tennis Courts

The standard is one tennis court for each 2,000 of the population.

Buildings and Indoor Facilities

General Recreation Buildings

A general Recreation building is understood to be a building regularly available for recreation use and suited to a diversified program. To qualify a building should provide the following minimum facilities.

- a) An auditorium or assembly hall with removable seats or a gymnasium.
- b) A social or play room.
- c) Three club or class rooms.
- d) Two special activity rooms such as workshops, music room, bowling alleys, billiard room, etc.
- e) An office or control center available to the recreation director.

From this description either a separate community recreation building or a public school building or other public building could qualify. There should be one such building for each 15,000 of the population.

Shelter and Field Houses

For each 4,000 of the population there should be a playground shelter or field house. A public school building adjacent to a playground and available for indoor activities could qualify for this purpose. For each 15,000 of the population there should be a playfield or athletic field house. If adjacent to a playfield or athletic field available for community use, a junior or senior high school building open for indoor activities could qualify as such a field house.

Gymnasiums

There should be a gymnasium for each 10,000 of the population.

Auditoriums

There should be an auditorium for each 15,000 of the population.

Club Rooms

There should be a club room for each 5,000 of the population.

SECTION IV

Functional Design

In the preceding section the various types of municipal recreation areas and facilities and the accepted standards for them have been discussed. The effectiveness of an area, however, depends largely upon another factor, functional design. Each area devoted to recreation use, regardless of type, is an individual problem, varying in shape, topography and natural features. In each case there are certain factors to be considered and objectives to be sought in planning it. Among them are the following:

1. Effective use of the area. Since public recreation areas are seldom larger than necessary, every part of the property should have a definite function and contribute to either its utility or its beauty or both. The maximum possibilities for the multiple use of areas should be realized, where desirable.

2. Location and arrangement of the areas and facilities. Major or primary features are planned first. Minor or incidental features receive secondary consideration.
3. Adequate space for the facilities. To assure safety and satisfactory play, equipment, game courts, playing fields, etc., must be allowed ample space.
4. Ease of supervision or operation. Some features require constant supervision, others little. This fact is important in designing an area.
5. Accessibility and relationship of various features. Sections serving small children are located near the entrance or on the side nearest the children's homes.
6. Utilization of natural features. A natural slope may be used for winter sports, a grove of trees for a picnic area, a large, level, open area for an athletic field.
7. Economy in construction. Through careful planning, expensive operations like grading and drainage may be reduced to a minimum, multiple use of facilities may be secured and plumbing, surfacing and other costs may be kept low.
8. Economy in maintenance. Maintenance costs often bear a direct relation to construction costs. A small addition to the latter through the use of better materials may result in considerable saving in maintenance. Careful planning simplifies such duties as grass cutting, hedge trimming, cleaning of pools and buildings and the care of game courts. Features requiring much maintenance such as bowling greens should not be constructed unless adequate means of maintenance are assured.
9. Convenience of people using area. Frequently an otherwise satisfactory area fails to provide adequately for the people using it. Toilet facilities, drinking fountains, seating accommodations and parking space are essential service features.
10. Appearance. Every recreation area should present a pleasing appearance from within and without, even though little space can be made available for planting. This may be achieved through proper architectural and landscape design.

SECTION V

Social and Physical Characteristics

This section of the report will present data on population and social conditions as far as they influence the long range plan for recreation.

Population

The United States Census shows that the City of South Portland had a population of 13,840 in 1930 and a population of 15,781 in 1940. In the 1940 census 14,414 are given as native whites, 1,360 foreign born Canadians, 4 negro and 3 other, which indicates that the City is most fortunate in having an unusually uniform native population. Upon the outbreak of war, the New England Shipbuilding Corporation began to employ large numbers of workers and on April 28, 1943 approximately 25,400 were employed, of which number 3,936 lived in South Portland. These employees in the shipyards are almost entirely natives of the State of Maine and of Northern New Hampshire.

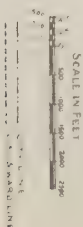
The South Portland Ration Board states that applications from South Portland for the Number 4 Ration Book were 19,683 up to November 5, 1943. The Board then closed until November 15, 1943. When it reopened Ration Books were requested as follows: Nov. 15, 283. Nov. 17, 119. Nov. 18, 19. Nov. 19, 50. Nov. 21, 48. Nov. 22, 23. Nov. 24, 30. And Nov. 27, 44. Thus up to November 27, 1943, 20,299 Number 4 Ration Books had been issued. The chairman of the Ration Board estimates that the present population of South Portland is somewhere between 23,000 and 27,000.

SCHOOLS AND SCHOOL POPULATION OF SOUTH PORTLAND

- RADIUS OF 1/4 MILE ——— RADIUS OF 1/2 MILE
- | | |
|--|------------|
| 1-HIGH SCHOOL | 800 PUPILS |
| 2-FRANK I. BROWN SCHOOL- SUB-PRIMARY THROUGH 8 TH | 270 PUPILS |
| 3-HUTCHINS SCHOOL- SUB-PRIMARY THROUGH 3 RD | 124 PUPILS |
| 4-HENLEY SCHOOL- 4 TH THROUGH 8 TH GRADES | 386 PUPILS |
| 5-WILLARD SCHOOL- SUB-PRIMARY THROUGH 4 TH | 215 PUPILS |
| 6-ROOSEVELT SCHOOL- SUB-PRIMARY THROUGH 6 TH | 264 PUPILS |
| 7-SOUTH PORTLAND HTS. SCHOOL- SUB-PRIMARY THROUGH 5 TH | 44 PUPILS |
| 8-KALER SCHOOL- PRIMARY THROUGH 6 TH | 280 PUPILS |
| 9-EVANS STREET SCHOOL- SUB-PRIMARY THROUGH 1 ST | 85 PUPILS |
| 10-REYNOLDS SCHOOL- 7 TH AND 8 TH GRADES | 150 PUPILS |
| 11-LINCOLN SCHOOL- SUB-PRIMARY THROUGH 8 TH | 320 PUPILS |
| 12-THORNTON HEIGHTS SCHOOL- SUB-PRIMARY THROUGH 8 TH | 300 PUPILS |
| 13-RED BANK SCHOOL- SUB-PRIMARY THROUGH 8 TH | 800 PUPILS |
| 14-PAROCIAL SCHOOL- 7 GRADES | 180 PUPILS |
| 15-SCHOOL UNDER CONSTRUCTION IN BROADVIEW HOUSING- 8 ROOMS- TO ACCOMMODATE 280 PUPILS. | |



PLAN
OF
SOUTH PORTLAND
MAINE



The United States Housing Authority or other Government Agencies have constructed in South Portland Dormitories capable of housing 1,200 people in single rooms, a trailer camp for 100 families and in the Red Bank, Long Creek Terrace, Mountain View and Broad View housing developments will have provided 1,882 family units, upon their total completion. All of these facilities are being occupied by the shipyard workers and their families as rapidly as they are completed. However, of these developments only Red Bank Village is permanent in character and the others will disappear upon the termination of the war.

The City of South Portland is most fortunate in that it is a city of single houses. There are no row houses, very few double houses and practically no apartments. Each house has some ground around it. As a result of this condition, a long range recreation plan is quite a different problem from that of a city solidly built up with very little open space. On the other hand, it is a city which has had a healthy growth and there is every indication that it will continue to grow and, therefore, the plan for parks and recreation facilities should envisage a day when the population density will be much greater than it is today.

At the present time the greatest density of population occurs in the eastern or oldest part of the City, in Wards 1, 2, and 3 and in the area along Main Street and east from there along Broadway in Wards 6 and 7. The western end of the City in Ward 7 has no development and is really open country, and due to the shape of the city this is the area where future growth will of necessity occur after the density increases to a point where land values become high in the eastern areas. Furthermore, the zoning regulations are such that future industrial development will probably take place along the line of the Boston and Maine Railroad which would in turn induce people to live in the western part of the City. The City would do well to keep this in mind for future planning.

School Population

The City of South Portland has an excellent high school which has an enrollment for 1943-44 of 798 pupils. The school is equipped to care for 1,200 pupils. In 1921 it had 280 pupils and the number increased to 1,150 in 1933-34 which stands as its maximum enrollment. In 1942-43 there were 666, the gain from the shipyard workers being offset by enlistments in the armed services.

There are in all 12 grade schools and an additional school is now under construction in the Broad View housing development, which will accommodate 280 pupils. There is one Parochial School. (See map marked "Schools and School Population," for location of schools, their names and the size of their student bodies.) In 1942-43 the number of students in the grade schools was 2,250 and in 1943-44 this number had increased to 3,238, not including the Parochial School which has 180 pupils. Only one school, in Red Bank Village, has double sessions. Of the twelve schools four have pupils from sub-primary through eighth grade. The South Portland Heights School with 44 pupils is in a very old building and is not well located. Eventually it should be abandoned and a new school built, located where it will best serve the population. The same thing is true of the Evans Street School with 85 sub-primary and first grade pupils and it should eventually be rebuilt elsewhere or combined with another school. In general, however, the disposition of the schools is excellent to serve the population and in several cases their playgrounds can be developed to meet the long range recreation plan of the City.

Delinquency

The Police Department of South Portland gives the following data on crime in the City, and conditions on the whole are better than in many of our cities. As far as adults are concerned there is practically no commercial prostitution although there is considerable promiscuous prostitution, particularly in Wards 2 and 3 near the shipyards, most of which occurs among the shipyard workers and girls who come to South Portland on account of the shipyard workers. There is some drunkenness and disorder in Wards 2 and 3 and some in Ward 4, and some petty larceny in Wards 2 and 3. Before



the war convictions for drunken driving were seldom more than 6 or 7 per year while since the outbreak of the war these cases have increased to about 100 per year.

In the matter of juvenile delinquency (see map entitled "Distribution of homes of juvenile delinquents") it may be observed that the largest number of cases for the year Nov. 1942 to Nov. 1943 occurred in Wards 1, 2 and 3. These cases include petty larceny, robbery and disorders of various types but do not include traffic violations unless accompanied by other types of crime. In the opinion of the Chief of Police a good deal of the juvenile delinquency occurs in families where both parents are working and the children are left without any guiding hand. This is particularly true of families who have moved into South Portland to engage in war work.

From the point of view of the long range plan for recreation it becomes evident that the greatest need for organized recreation is in the eastern end of the city.

SECTION VI

Existing Recreation areas and facilities

Outdoor Recreation

The city of South Portland owns certain properties, the development of which will form the basis of this report. This study will constitute the first step in the long range plan. The total open space available for recreation purposes is 43,176 acres and this is distributed as follows and is accompanied by comments as to its use. (See Plan marked, "Property of the City of South Portland.")

1. High School property - 10 acres. This is a splendidly developed athletic field with facilities for football, baseball and track events as well as a considerable area which is used for football practice. It is well maintained and is provided with demountable bleachers.
2. Frank I. Brown School - 5.08 acres. Adjoins the high school grounds and has at present a softball diamond with two small bleachers. Much more use could be made of this property.
3. Hutchins School - 0.475 acres. Except for a small amount of equipment this ground is undeveloped. Excellent large trees shade most of the property.
4. Henley School - 3.45 acres. This property consist of two parcels, the largest on which the school is located on the west side of Pine Street and the smaller on the east side of Pine Street, both facing Broadway. On the area behind the school there is a softball diamond. The entire property should be extensively developed.
5. Willard School - 0.775 acres. Except for a small amount of equipment this property is undeveloped. Considerable variations in grade make it a relatively expensive property to develop and also the triangular shape, small in area, is difficult.
6. Roosevelt School - 1.715 acres. Except for a small amount of equipment this property is undeveloped. The area is sufficient for a development but considerable variations in grade would make it relatively expensive.
7. South Portland Heights School - 1.625 acres. Except for a small amount of equipment this property is undeveloped. The strip of property on the south side of Sawyer Street, 0.615 acres, slopes off abruptly from the street and would be expensive and unsatisfactory to develop. The entire site is not very well located from the point of view of population.



8. Kaler School - 3.59 acres. On the area behind the school there is a softball diamond. A part of the property is flooded in winter for ice skating. The property should be extensively developed.
9. Evans Street School - 0.205 acres. A very small property not very suitable for development.
10. Reynolds School - 0.92 acres. The school stands at the rear of the property with a rather large yard between it and Broadway. The ground rises abruptly at the rear of the school. The property is not suitable for any extensive development.
11. Lincoln School - 1.91 acres. The shape of this property at present makes development of doubtful value.
12. Thornton Heights School - 3.50 acres. This property is developed with a baseball diamond and bleachers built against a rise of ground. Part of the property is flooded in winter for ice skating. It should be extensively developed.
13. Willard Beach - 5.5 acres. A magnificent natural sand beach on Casco Bay which in its present condition is used extensively by citizens of South Portland and of Portland. It should be developed.
14. Wharf Point - 1.56 acres. A rocky point adjoining Willard Beach which is of historical interest. It should be developed in connection with Willard Beach.
15. Armory Park - 1.5 acres. Consists of two properties on the east and west sides of Anthoine Street on Broadway. Should be developed.
16. Land on west side of Ridgeland Avenue (gravel pit). - 0.776 acres. Not well located for recreational use.

Indoor Recreation

Facilities for indoor recreation in South Portland are at the present time very limited, partly due to the war conditions. A list of the facilities follows together with comments.

1. The High School. Auditorium, Gymnasium and cafeteria. The Gymnasium is not available for community use due to the fact that the Coast Guard and the Army make use of it at all times when it is not in use by the high school pupils. The Auditorium which seats 1,050 people is available to the public. A charge of \$22.50 per night is made for its use which includes light heat, the services of a policeman and the services of a fireman. \$5.00 a night is charged for rehearsals. The high school cafeteria is also available for use by the public. After the war the gymnasium will be available for community use.
2. National Guard Armory. This building is owned by the State of Maine. It contains a drill hall approximately 75' by 125' with an excellent wood floor, a recreation room and a kitchen and cafeteria. For the duration of the war it is being occupied by the Coast Guard. After the war it will be available for community use.
3. Union Armory. A rather old frame building on the corner of Monroe and School Streets. It contains a hall approximately 30' by 65', four club rooms, cooking facilities, showers and toilets and a shooting range in the basement. It is being used at present for a boys and girls club and is doing an excellent job. After the war it should be renovated and modernized.
4. Lincoln School. This school is provided with a combination gymnasium auditorium seating 400. There is a stage with dressing rooms, and showers and dressing rooms are available.

5. Recreation Center built by the National Housing Authority as part of the Mountain View Apartments housing development. This building is of frame construction but is insulated and reasonably well built. It is being temporarily used for school purposes. It contains an auditorium 40' wide by 80' long with a stage and dressing rooms. It also contains a large lounge, lobby with coat room, toilet and snack bar facilities, a game room, a club room, a library and also has attached to it a cafeteria, kitchen and an infirmary.

After the war the City of South Portland would do well to acquire the building from the Federal Government and by veneering the exterior walls with brick would be able to turn it into a permanent recreation center to serve a considerable area of the central part of the City.

Commercial Recreation

At the present time there are very few commercial recreation facilities in South Portland. There is one small moving picture theatre on Cottage Road near the City line in Ward 1. Two bowling alleys and four pool tables are in an establishment in the Pleasantdale portion of the city in Ward 6. Above the bowling alleys is a dancehall. One pool room in Ward 3 has five or six pool tables. This constitutes all of the present commercial recreation. It would seem to be highly desirable for the City of South Portland to encourage commercial recreation of the better types, such as moving picture theatres and bowling alleys.

SECTION VII

Comparison of existing facilities with accepted standards

Assuming that the City of South Portland has a population of 25,000 people there should be at least 250 acres of park and playground facilities. Actually there are 43.176 acres now owned by the City. Obviously the available acreage is far from adequate. Willard Beach is an unusual and splendid asset but there are no parks at all in the City. The High School playfield is excellent but by accepted standards there should be at least two others of equal size and facilities. The Grade School grounds include 23.245 acres not counting the Red Bank School, the school being built for the Broadview housing development and the Parochial School. This is not far removed from the standard of 1 acre for each 1,000 of the population except that the areas of the school buildings are included and the location of the buildings on the property or the shape of the property is sometimes such as to limit the area for playground facilities.

There are no municipal facilities for tennis, badminton, paddle tennis, volley ball, hand ball, archery, soccer, field hockey, boating, hiking or picnicking. There are likewise no facilities for activities of different age groups, for arts and crafts, quiet games, or many of the activities necessary in a broad program. There are no wading pools or areas where small children can play under the observation of their mothers and separated from older children. There are some facilities for skating in winter, where the city floods or sprays to form skating rinks.

To recapitulate, the City of South Portland falls below accepted recreation standards in total acreage; size, number and type of individual areas and provision of facilities. The greatest deficiency occurs in parks. More play fields are required. The school play grounds need functional planning.

The City of South Portland is to be congratulated on having a group of City Officials who have had the wisdom to recognize the recreation needs of the Community and to act on these needs before the structure of the city has reached a point where it would become difficult or almost impossible to make changes or modifications.

PART II

The Long Range Plan

Introductory Statement.

There are two parts concerned with the plan. Report I will take up the proposed development of properties owned at the present time by the City of South Portland. Report II, which will follow this, will take up properties which it will be recommended that the City acquire, together with detailed studies of their development.

One important consideration in the final success of the plan is the policy of the development of the public school system. This system gives training in recreational skills and the wise use of leisure and it controls many areas and buildings which when planned for community use are important assets in the recreation program. Whenever possible the inclusion of school properties in the recreation plan will be suggested. Beyond the pooling of municipal and school properties is the recommendation that the over-all thinking and planning of the community recreation program be made a cooperative enterprise involving the municipal officials, the Board of Education and the citizens of South Portland.

It is to be hoped that the Board of Education will propose a program in the post-war period of rebuilding certain small and obsolescent schools on ample sites and adding to existing schools where necessary. It is recommended that this post-war program be carried out in conjunction with the recreation plan in respect to both outdoor and indoor facilities.

It must be kept in mind that the standards used in this plan are minimum standards. Many American cities have bettered these standards. The important point to be kept in mind is that easily available recreation areas must be provided for all the people of the City and a well thought-out program developed for their operation.

The proposed projects are given in their order of precedence. The Willard Beach project is given first place because it can be most rapidly done and because it will not only provide recreation for the normal population during the summer months but will help in connection with the war population of the shipyards. Furthermore, if vigorously and intelligently handled, it will be possible to make it highly successful and will thus be an indication to the people of South Portland as to what they can expect from a well managed recreation program. In addition, the income derived from the rent of bathing suits and dressing room facilities will help with the cost of operation.

The Long Range Plan - Report I

Outdoor Recreation

SECTION I

1. Willard Beach and Wharf Point.

(See map entitled "Proposed development of Willard Beach")

This is a magnificent sand beach extending from the rocks of Wharf Point to the wire fence marking the southern limit of Fort Preble. Sewers from Myrtle Avenue and Willard Street meet at the foot of Willard Street and extend out into Casco Bay a sufficient distance to prevent any pollution of the water. The City is at present constructing a drainage line down the extension of Willow Street owned by the City, to discharge into the bay, but this is for storm water and a small brook which at the present time empties into the Bay and is not a source of pollution. It is recommended that the City complete the stone pier extending in a northerly direction from Wharf Point approximately 170 feet, the foundations of which are already constructed. The completion of this pier will probably prevent the tides and currents from piling the sand up on Willard Beach as they do at present.

A bath house should be constructed having toilet and locker facilities for men and women and a central control lobby where the public can check parcels and rent bathing suits. A small concession bar might well be placed in this lobby. During the war if it is not possible to construct this building, it is still recommended that plans be prepared for the permanent building and that an effort be made to obtain some type of temporary building which might be erected on at least a part of the permanent foundations.

A storage room will be required to store equipment and supplies. Since the water of Casco Bay is very cold it is recommended that a wading pool be constructed for small children, with a shelter near it where parents could sit. Water could either be provided from Casco Bay or fresh water could be furnished from the city supply. The outside walls of this pool could be of concrete and the bottom of some asphalt or bituminous surface.

The extension of Willow Street, owned by the City should be paved and could thus provide parking for 85 automobiles.

The proposed Street extending northwest from the site of the bath house, if put through and paved, would permit traffic to come down Willow Street and leave by the proposed street without turning. If in time the other proposed streets are constructed, the parking of automobiles could be considerably increased. A space for bicycle parking could be arranged close to the south end of the bath house.

Wharf Point is a spot of historic interest since a landing was made on it by the early settlers. A path across the rocks leads to a relatively level area approximately 100 feet wide by 150 feet long around the edges of which rocks slope abruptly into the bay. Some small and picturesque fishermen's huts are on the north side of the point and it is recommended that if possible these be allowed to remain. The point itself offers the opportunity of a charming small park. It is suggested that a small amount of planting be carried out together with concrete benches of attractive design where people can sit and look out on Casco Bay and the islands beyond. At some future time a monument to the landing of the early settlers might be erected which would furnish a point of immediate interest for the little park. See Section II for units of cost.

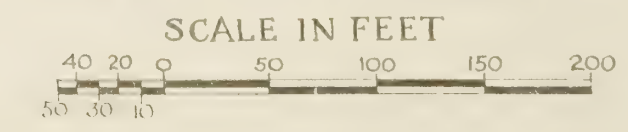
2. Henley School Playground

(See Plan marked "Development of playground - Henley School")

The development of this city-owned property would provide recreation facilities in Wards 2 and 3 where it is much needed. The small area on the east side of Pine Street could serve older children and adults and a small children's play ground and a paved area for roller skating and games such as three man basket ball, shuffle board and hop scotch would augment the use of the property on the west side of Pine Street, which at present has only a soft ball diamond. It is assumed that toilet facilities in the



PROPOSED DEVELOPMENT OF
WILLARD BEACH





school building would be made available to the children's playground. For the area on the east side of Pine Street a small playground building should be constructed to provide toilet facilities for men and women. For the small children's playground a wading pool 30' x 50' is recommended as well as 2 sand boxes, teeters, swings, horizontal bars, a horizontal ladder and a small platform for quiet games. The area should be fenced as shown on the plan, benches should be provided for parents and it is further recommended that small trees be planted as shown to provide shade, rather than to build shelters. The paved area should have an all-weather surface. The area on the south side of Pine Street could provide 3 tennis courts, 2 deck tennis courts, 1 volley ball court and 2 horse shoe courts as well as the playground building. It is recommended that the tennis courts be constructed with a "colprovia" or similar surface in order to decrease maintenance costs. It is further recommended that trees be planted along Broadway and Pine Street as indicated. See Section II for units of cost.

3. Kaler School Playground.

(See plan marked "Development of Playground - Kaler School")

This property which is owned by the City is at present furnished with a soft ball diamond. It is recommended that this diamond be moved back to include the property approximately 270' wide by 125' deep which is not now being used. This would permit a small children's playground on the northwest side of the school building, a paved area for roller skating, shuffle board, hopscotch etc., on the southeast side of the school building and would leave space for 2 volleyball courts, 2 deck tennis courts, 2 badminton courts, 4 horse shoe courts and a double hand ball court between the school building and the soft ball diamond and along its southeast side.

The small children's playground would provide a wading pool, a sand box, a slide, swings, teeters, a horizontal bar, a horizontal ladder and a small platform for quiet games. This area should be fenced, benches provided for parents, and small trees planted to provide shade as indicated on the plan. The planting of 6 trees on Kelsey Street and 8 trees between the soft ball diamond and the volleyball and hand ball courts is recommended. Two small wood bleachers would be desirable for the soft ball diamond. See Section II for units of cost.

4. Armory Park.

(See plan marked "Proposed development of Armory Park")

This city owned property is on Broadway just west of the National Guard Armory. It consists of two pieces of property separated from each other by Anthoine Street and on the west borders on the small lake where Anthoine Creek empties into the harbor. The land rises gently from Anthoine Street in an easterly direction.

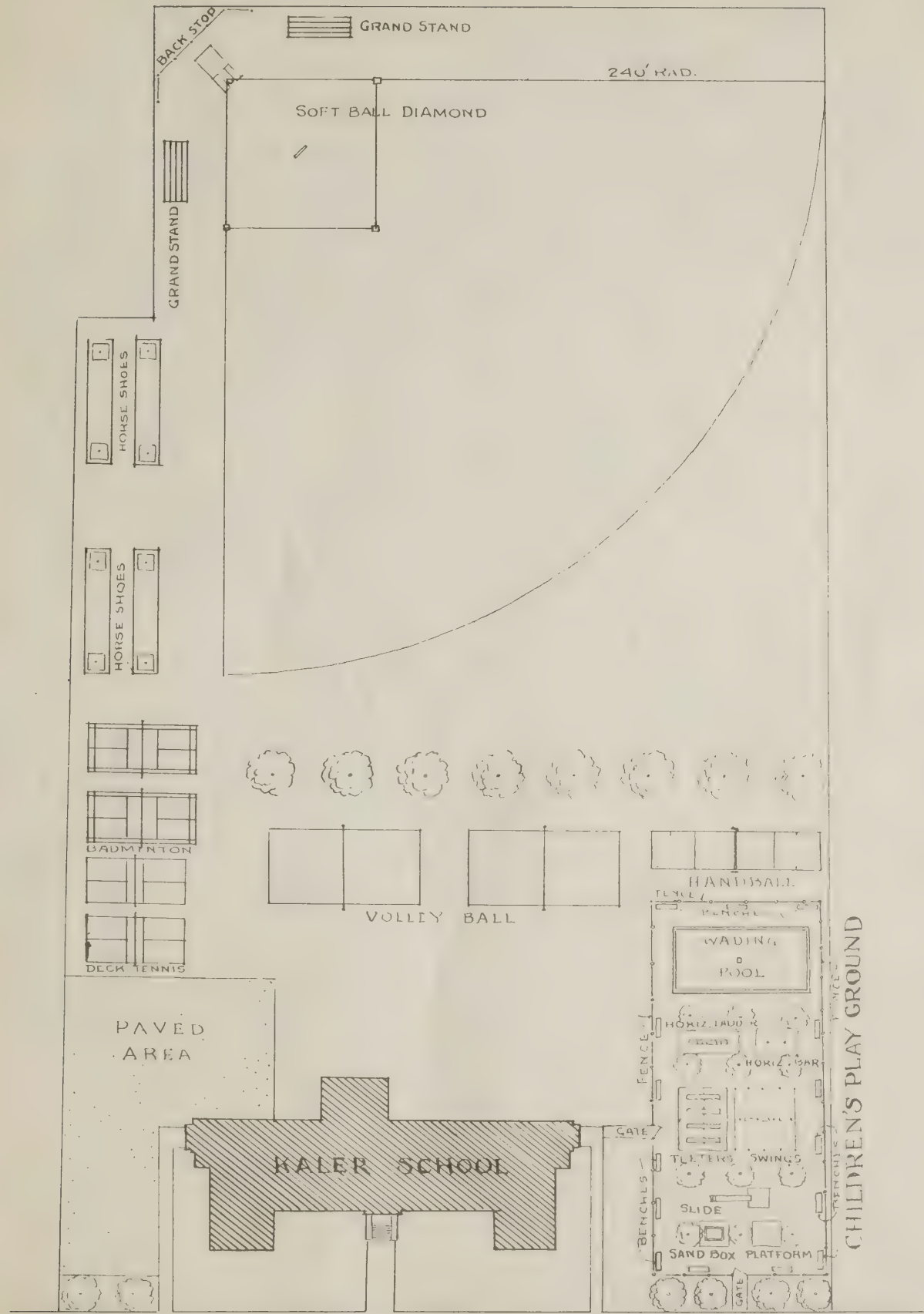
It is recommended that this property be developed as a small park containing a garden for either roses or flowers which do well in the climate of South Portland. A gazebo or small shelter could be placed at the top of the rise of ground and the flower garden could be placed west of this feature bordered by evergreen hedges. The corresponding area on the west side of Anthoine Street could be a grass panel extending to the edge of the lake. The rest of the area could include a lawn and a considerable planting of trees and shrubbery. Paths should be macadam or other hard surface and benches should be placed at such points as would afford views over the flower garden, the lawns, or the lake. See Section II for units of cost.

Indoor Recreation

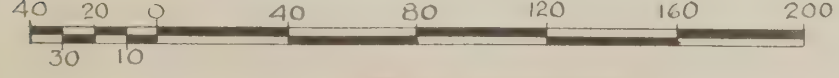
Buildings

The Union Armory

1. It is recommended that after the war the building be remodeled. The main hall should have a new floor. Toilet facilities should be improved and the facilities for cooking should be improved. Electrical work should be carefully gone



KELSEY STREET
KALER SCHOOL
DEVELOPMENT OF PLAYGROUND
SCALE IN FEET

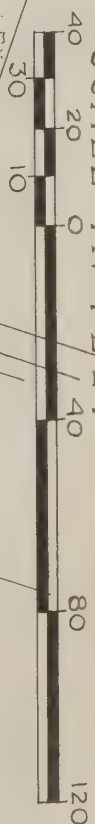


ARMORY

BROADWAY

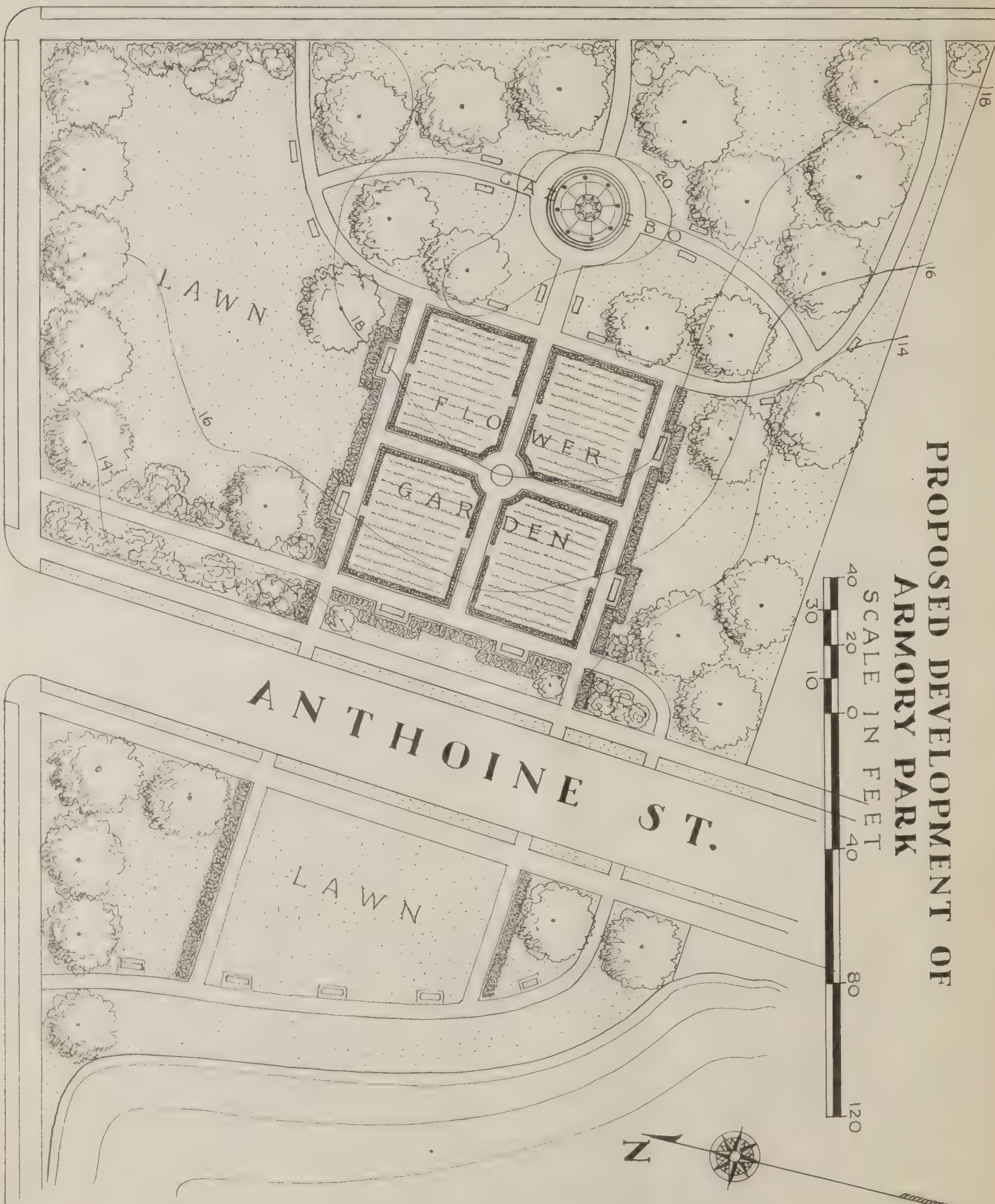
PROPOSED DEVELOPMENT OF ARMORY PARK

SCALE IN FEET



ANTHOINE ST.

LAKE



over and in general the lighting of all the rooms should be improved. A complete job of redecorating and painting should be carried out.

2. National Guard Armory. This building offers large possibilities for public recreation after the war when it becomes available for use. It lacks one feature, however, which would add greatly to its usefulness, and this is a stage. It is recommended that the City negotiate with the State to make this addition. The large drill hall has a blank wall on its southern end and it would be a simple matter structurally to open a proscenium into this wall and then to construct a stage and dressing rooms beyond it. This would not interfere with the use of the drill hall and would greatly improve the usefulness of the hall for recreation purposes.

3. Thornton Heights School. It is recommended that the Board of Education examine into the matter of providing, in connection with this school, a gymnasium with a stage attached together with some rooms which could be available for adult education and recreation. This might be an addition to the existing school building (in which case the plan for the development of the playground would have to be modified) or it might be a separate building on nearby property. There is need for facilities for indoor recreation in this part of the City.

THE LONG RANGE PLAN

SECTION II

Units of Cost

It is important to know something about the unit costs of certain standard facilities for the purpose of preparing rough estimates. It is impossible to set up exact cost estimates because from year to year costs of materials and labor fluctuate and, furthermore, costs almost always vary in different parts of the country.

The following list of costs is based on actual costs or cost estimates based on prices as they have been during the year 1943. It must be borne in mind that the prices given do not include such items as grading of land, demolition of structures, drainage or use of materials not native to the community. In quoting prices, particularly for buildings, cost ranges will be given. This is because the actual size, type of construction and materials used produce variations in price. It is recommended that before undertaking the construction of any buildings that the City employ a good architect to prepare plans for the various types of buildings which will be needed, standardizing them to the extent that the type of construction, materials to be used and character of design will be uniform and suitable to the region of South Portland.

Structures

A. Playground Buildings

Type A - This building provides toilet facilities for men and women and storage space for supplies which can also be used as a directors' office. -- \$1,500.00 to \$3,000.00.

Type B - This building provides toilet facilities for men and women, a lobby for checking and control, and storage space for supplies which can be used as a directors' office. -- \$3,000.00 to \$7,000.00.

Type C - This building provides toilet and shower facilities for men and women, locker space, a control lobby with checking facilities, a director's office, storage space for supplies and a heating plant. -- \$10,000.00 to \$17,500.00.

B. Field Houses

Type A - One general room with showers, lockers and toilet facilities, small director's office, storage room for supplies and heating plant. -- \$7,500.00 to \$10,000.00.

Type B - Two general rooms with showers, lockers and toilet facilities, public toilets for men and women, a director's office, storage room for supplies and a heating plant. -- \$12,000.00 to \$15,000.00.

C. Bathhouse

The proposed bathhouse for Willard Beach would require locker and dressing rooms with shower and toilet facilities for men and women, a control lobby with checking facilities and a snack bar and a porch looking over the Bay. -- \$32,000.00 to \$38,000.00.

D. Storage Building

The proposed storage building and shelter proposed for Willard Beach should cost approximately \$3,300.00.

E. Bleachers

May be estimated at \$1.50 per person seated, allowing 17 inches per seat. These would be wood bleachers. No figures are available on metal bleachers with wood seats. Concrete bleachers must be estimated according to design and size.

F. Fencing

- A. 10' tennis fence \$1.40 per linear foot.
- B. 8' chain link fence \$1.30 per linear foot.
- C. 6' chain link fence \$1.10 per linear foot.

Baseball back stops

Minimum price \$66.15 for a back stop of chain link in 4 panels, each panel being 5 feet wide.

G. Surfaces

Moving earth for basic grading

- Earth moved on site \$0.80 per cubic yard.
- Earth removed from the site \$1.50 per cubic yard
(varies with haul).
- Top soil - 12" thick \$1.40 per square yard (varies with haul).
- 6" " 0.80 " " " " " "
- 4" " 0.50 " " " " " "
- 3" " 0.45 " " " " " "
- Seeding 0.09 per square yard " " "
- Sodding 0.40 per square yard (depends on avail-
ability of sod).
- All-weather surface for tennis courts and game areas - \$1.90 to \$2.50 per
sq. yd.
- Concrete surfaces \$2.60 per sq. yd.

Note: - Tennis courts can be estimated at \$1,500.00 to \$2,500.00 per court depending on whether they are of clay, concrete, or all-weather sur-
face and depending on the number of courts in battery.

- Concrete walks \$2.60 per sq. yd.
- Stone walks 1.20 per sq. yd. (depends on avail-
ability of stone).
- Concrete curbs 8" \$2.00 per linear foot.
6" 1.40 per linear foot.

H. Wading Pools

Costs vary with size, design and construction features.
A pool 39' by 50' \$2,500.00 to \$5,000.00.

I. Hand Ball Courts - Double court consisting of concrete surfacing and a reinforced concrete back stop, serving both courts - \$1,600.00.

Note: - A wood back stop can be used but this requires painting upkeep and as the wood warps and shrinks, the wall is not satisfactory.

J. Planting

Oak or Elm trees - 2½" diameter trunk, height 14' to 16' - \$20.00 per tree planted. Evergreens - \$1.00 per foot of height and \$1.00 to plant. Privet, barberry or buckthorn - 2' to 2' 6" high - \$0.15 per plant planted. Deciduous shrubs - average - \$0.75 to \$1.00 per shrub planted. In general, the cost of planting is 40% of the cost of the tree or shrub.

K. Drainage

Is not estimated since each project varies with the quantity and size of drain tile required, the number of catch basins necessary and the soil conditions.

L. Water Supply

This item will vary greater depending on availability of water and the distances it must be carried. One inch pipe costs as a rule \$2.00 per linear foot laid.

M. Sewers

Are not estimated since their costs vary so greatly for each project, depending on the length of run, type of pipe that can be used and size of pipe.

N. Apparatus

Sand Box	\$ 15.00 to \$ 55.00*	
Platform	15.00 to 30.00*	
Slides	35.00 to 116.00*	Average, wood, \$54.00; metal, \$95.00
Swings (unit of 3)	73.00 to 80.00*	
Teeters (units of 4)	53.00 to 85.00*	
Horizontal bar	11.00 to 30.50*	
Horizontal ladder	38.75 to 72.00*	
Jungle Gym	54.00 to 125.00*	
Benches	3.85 to 4.15*	
Tennis posts, reel and steel cable	17.00	
Tennis net	5.00 to 16.40**	
Volley ball & Badminton posts.	17.50 to 30.00*	
Socket Casting for 1½" pipe posts	6.00 each	
Deck Tennis net	1.26 to 3.91**	
Volley ball net	2.09 to 10.70**	
Paddle Tennis net	1.66 to 2.57**	
Badminton net	2.00 to 3.60**	
Basketball back stops and goals	26.75 to 40.60**	
Galvanized pipe post	9.50	
Basketball goal nets	0.50 to 1.20**	
Flag staffs and ground socket.	13.50 to 45.00**	

*Depends upon the size.

**Depends upon the quality.

Estimates of Total Costs

A rough estimate, based on 1943 prices, of the form projects proposed for the city-owned properties is as follows:

Willard Beach	\$43,500.00
This does not include street paving or a monument on wharf point, but does include permanent bathhouse and storage building.	
Henley School playground	23,000.00
Kaler School playground	12,500.00
Armory Park	<u>6,000.00</u>
Total	\$85,000.00

The Long-Range Plan

SECTION III

Administration

The following report is presented as a part of a long-range plan for recreation in the City of South Portland, Maine. It is presented at the request of the Recreation Committee of the City of South Portland, Maine, and is the result of meetings which have been held with the Field Recreation Representatives of the Federal Security Agency and the Recreation Committee of South Portland.

The data presented herein has been related to the Area and Facilities Survey and Long-Range Plan, of which this report is a part. It is significant that South Portland is interested in making recreation a permanent part of their community services. It is recognized that the City of South Portland has never developed a year-round, municipally supported recreation program, and recommendations are therefore necessarily based upon the experiences of other cities and towns and not upon the past experiences of South Portland.

Administration

Board of Control

The present Recreation Committee, which is responsible for developing future plans, is an outgrowth of the Defense Recreation Committee set up under the Office of Civilian Defense. It would seem advisable to continue to have this committee administer the recreation program until such time as it is possible to set up a Commission under more liberal State enabling legislation. In view of the fact that the State Defense Recreation Committee is now preparing a new enabling act to be presented at the next General Session of the Maine State Legislature, it would seem best to postpone the appointment of a permanent Recreation Commission until further authority is established by State legislation.

If it is not in conflict with legislation passed by the Maine State Legislature, a permanent Recreation and Park Commission should be established by the City of South Portland. This Recreation and Park Commission should have five members (unless this is in conflict with State legislation) appointed by the City Manager, subject to the approval of the City Council. At the time the first Commission is appointed, one member should serve for five years, one member for four years, one member for three years, one member for two years, and one member for one year. Annually thereafter, one member should be appointed to serve for a five-year term. In view of the fact that recreation programs serve both sexes, it would be advisable to have women represented on the Commission. The City Manager and Superintendent of Schools should be included as ex officio members of the Commission.

In addition to the regular Commission, an Advisory Committee should be appointed annually by the Recreation and Park Commission, and the members' term of office should be for one year. This Committee could represent not only geographical areas but also various phases of the recreation program. This Committee should be developed very slowly as needs require.

The functions of a Recreation and Park Commission should be as follows:

1. To formulate policies for the proper conduct of the department.
2. With the assistance of a paid superintendent, to study, plan, promote, and interpret recreation programs throughout all seasons of the year and for all age groups of both sexes.
3. To plan, secure, and properly maintain adequate facilities, both outdoor and indoor, for the proper conduct of the program.

4. To secure trained leadership to direct the program.
5. To hold regular meetings of the Commission as required for the proper and adequate conduct of the department.
6. To discover and meet new recreational needs in the community as they arise.

Superintendent of Recreation

The first investment in any adequate recreation program is the amount that is appropriated for the salary of the Superintendent of Recreation. Wherever any municipality makes an investment in areas and facilities and is, as it should be, concerned with recreational services to the citizens of the community, it is only sound reasoning that areas, facilities, and services be administered by a qualified and trained Superintendent of Recreation. In view of this fact, it is well to bear in mind that a superintendent should be chosen who can fulfill the following suggested qualifications:

1. Education

It is advisable to employ superintendents who have had the equivalent of four years in college and, if possible, specialized training in the field of recreation.

2. Experience

It is desirable that a superintendent have at least two years' experience in recreation work or closely associated fields of work. Administrative experience or ability is most important.

3. Natural Abilities

Some of the essential qualifications that a superintendent of recreation should possess are a pleasing personality, ability to get along with and like people, ability to develop good public relations, capacity for hard work, and a keen appreciation and knowledge of the entire field of recreation.

It is also important to keep in mind that other staff personnel, including seasonal workers and volunteer leaders, should be trained and qualified. It is quite probable that, under the direction of a qualified superintendent, seasonal and volunteer workers may be trained through short-time training courses. In this connection, the City of South Portland should call upon all available national agencies who are in a position to render service in connection with leadership training courses.

Program

Since recreation programs should be developed around the interests of those who will take part in the program, it follows that the scope of the program covers a wide range of activities. As leadership and facilities are made available, the recreation program should include music, drama, hobbies, and crafts, as well as physical and social activities.

Programs should include activities for all age groups and both sexes. Particular emphasis should be placed upon recreation programs for industrial workers and should also include specific programs for family groups. The Recreation and Park Commission can develop many activities suitable for family groups by providing facilities suggested in the section of this report dealing with areas and facilities. Every effort should be made, and wherever possible, assistance offered to encourage home recreation and neighborhood back yard play facilities.

Interpretation of Program and Public Relations

The success of a public recreation program in South Portland will depend, to a very large degree, on the ability of the Recreation Commission and the Superintendent of Recreation to interpret their work to the community and to otherwise develop good public relations. Important factors in developing good public relations are as follows:

1. Knowledge of small community recreation programs and pleasant working relations with other agencies.
2. Good relations with all sources of public information, such as newspapers, radio broadcasting programs, and public bulletins services.
3. A spirit of "live, let live, and help live," avoiding wasteful duplication in programs and areas of activities of other agencies.

Finance

In order to insure continuity and effectiveness in promoting a city-wide recreation program and to assure a fair distribution of cost over the entire community, it is advisable to finance recreation programs from monies raised through municipal taxes. Since annual municipal budgets for recreation are based entirely upon needs as they are discovered, it is impossible to prepare annual budgets which would serve a community over a long period of years. For that reason, a budget is suggested in this report which would seem reasonable in comparison with other municipal expenditures for only the first year of operation. A system of charges and fees should be worked out to cover specialized types of recreation, requiring unusual expenditures for maintenance, operation, or supervision.

Maintenance and Operation
Budget
(Exclusive of Capital Outlays)

Personal Services

Director	\$3000.00
*Secretary	1200.00

Seasonal Employees

Playground Directors (4 playgrounds) 8 persons @ \$25.00 per week for an 8-week season	1600.00
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Life Guards (1 beach) 3 persons @ \$125 per month for 2-1/2 months	937.50
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Community Center Directors (3 centers)

3 men @ \$2.00 per night for 20 weeks (3 nights per week)	360.00
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3 women @ \$2.00 per night for 20 weeks (3 nights per week)	360.00
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Janitor Service

3 men @ \$2.00 per night, 4 nights per week for 20 weeks	480.00
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<u>Day Camp Supervisor</u>	250.00
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<u>Transportation Director</u>	200.00
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<u>Equipment and Supplies</u>	600.00
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<u>Miscellaneous</u>	600.00
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<u>Total</u>	<u>\$9587.50</u>
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*It might be possible and practical to use volunteer help for this work, or possibly it could be done by commercial students in the high school by arrangement with the School Department.

Note: This budget is based upon the possibility that office space for the Recreation Department could be established in an existing city building.



UNIVERSITY OF ILLINOIS-URBANA



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